

February 2007

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 5
No. 2

Upcoming Speaker Series to Focus on Increasing Workforce Housing

The City of Seattle and ULI Seattle are pleased to announce a new speaker series, *Housing Our Future*, which focuses on the increasing challenge of providing workforce housing in Seattle, the region and the nation. Mayor Nickels will kick off the series on Feb. 15, 2007, with a presentation by Henry Cisneros, Chairman of CityView, an organization dedicated to building homes for America's workforce.

With his presentation, *Why Workforce Housing Matters*, Cisneros focuses on the need to view housing, like economic development, as an essential component of a strong, healthy community. Cisneros, former mayor of San Antonio and Secretary of the U.S. Department of Housing and Urban Development under President Clinton, will address the growing disparity between workforce wages and housing costs.

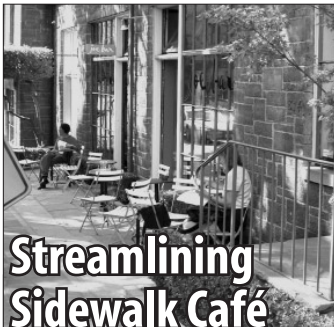


Cisneros

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Streamlining Sidewalk Café Permitting

In an effort to streamline the permitting process for sidewalk cafés, thus reducing fees and review times, DPD announces changes in the application process.

— details on page 4

USGBC Challenges Developers and Building Owners to Put Them Out of Business!

Incentives for high-performance buildings: FREE Platinum Certifications

As of Jan. 1, 2007, the U.S. Green Building Council (USGBC) is challenging the building industry to put them out of business: USGBC will fully rebate the certification fees for any project that earns LEED Platinum certification. Platinum buildings are highly energy and resource efficient; provide superior indoor comfort for the building's occupants; and dramatically reduce CO2 emissions, a primary cause of global climate change. Help build a healthy, sustainable, and prosperous future by

see **leed incentives** on page 9

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Visit us online anytime.

www.seattle.gov/dpd

COMMERCIAL CODE CHANGES

Commercial zoning is often the focal point of Seattle's great neighborhoods, which vary in size and character, from Beacon Hill to Crown Hill to First Hill, and Lake City to Ballard to West Seattle's Junction neighborhood. Recently, the City of Seattle completed the first major revision to regulations governing commercial zones since they were initially adopted in 1986. These new regulations, a product of the Neighborhood Business District Strategy, became effective on Jan. 20, 2007, and apply to residential, commercial, mixed-use and institutional development in Seattle's Neighborhood Commercial (NC) and General Commercial (C) zones.

The following article on street-level development standards (SMC 23.47A.008), is the first in a series to be published by DPD that will focus on different aspects of the amendments to commercial area regulations. These articles are intended to foster understanding about the new regulations and their implications for development in Seattle's neighborhoods. For more information on the new regulations for commercial areas, visit www.seattle.gov/dpd/planning/nbds.

Pedestrian-Oriented Street Level Requirements

When neighborhood plans were developed in the late 1990s, citizens consistently raised the importance of pedestrians and the pedestrian environment to the viability and character of their neighborhood business areas. Changes to commercial area regulations are intended to increase pedestrian interest and safety, establishing opportunities for people to frequent local businesses without needing a car.

The new standards encourage active, visible and attractive spaces for businesses and pedestrians along the street front, which reduces the impact of parking and driveways that diminish safety and present obstacles to pedestrians, and establishes measures to enhance the privacy of residential units at the street level.

New Design Requirements for Commercial Spaces

Design standards that have served to enhance the pedestrian experience in areas that have long been identified as pedestrian-designated business areas, have been applied more broadly to all NC1, NC2 and NC3 zones, and to residential buildings permitted in C1 and C2 zones. The street level of new development in these zones is required to meet the following standards:

Setbacks

Buildings are now required to be within 10 feet of the sidewalk, unless there is an active pedestrian space, such as a courtyard, between the building and the street. This creates an urban environment that supports the City's goals for neighborhoods that are pedestrian-friendly and less dependent on and impacted by automobile traffic. It also enhances personal safety and security by allowing people in buildings that are close to the sidewalk to maintain



awareness of the public environment on the street, commonly known as “eyes on the street,” thereby lessening opportunities for personal and property-related crime in the area.

Blank façade and transparency limits

New standards limit the length of blank facades—walls without windows, doors, landscaping or art—and require 60 percent of the street-level facade to have windows or doors that allow passersby to see into a business, and allow people within a business to see what’s happening on the street. This increases pedestrian safety, creates a more inviting and interesting pedestrian streetscape, and increases opportunities for potential customers to be enticed to enter a business. Transparency requirements do not apply to residential uses at the street level.

Walking next to a blank wall can be an uncomfortable experience for a pedestrian, because it provides little in the way of visual interest and is frequently subject to graffiti, litter or other blighting influences that give rise to fears for personal safety or well-being. Studies have shown that pedestrians who may be unfamiliar with an area frequently will turn around when they encounter a long blank wall. Limiting blank walls maintains pedestrian interest, preserving the continuity of the pedestrian-friendly commercial streetfront, encouraging pedestrians to venture forth and support other businesses that may exist beyond the blank walls, and increases the vitality of the area at large.

Minimum dimensions for businesses

All street-level commercial spaces are required to be at least 13 feet in height, with a depth of at least 30 feet. These dimensions have been in place for mixed-use buildings for many years and now ensure that all commercial spaces are of a minimally sufficient size to accommodate many different types of businesses, particularly restaurants and retail sales and services, reducing the likelihood that unoccupied spaces will remain vacant for long periods of time.

Residential uses

The new commercial code will allow housing at street level in neighborhood commercial zones in more locations. Residences can be a viable alternative to businesses in parts of commercial areas that may not be good locations for business activity, such as on a quiet side street around the corner from a busy commercial street. In addition, the proximity of residents to commercial services provides additional customers for local businesses, while expanding housing choices for people who seek the convenience of nearby commercial goods and services, jobs and transit.

In order to maintain an urban character and pedestrian interest on streets where residential uses are allowed at street level, while maintaining the privacy of tenants, two new standards apply:

- At least one pedestrian entry, from the street, providing a connection to the street for tenants of the building is required.
- The first floor of the building that is at or above the street level must be either four feet above the street, or set back 10 feet from the sidewalk.

Flexibility

New requirements governing street-level development standards may be waived or modified through the Design Review process (for more on Design Review, visit www.seattle.gov/dpd/planning/design_review_program). For projects that do not go through design review, a special administrative waiver may be approved as long as the project maintains the safety and aesthetics of the streetscape for pedestrians and meets other goals.

CUSTOMER ALERT



Local businesses thrive when pedestrians are able to move easily among stores and services.



Where commercial demand is low, residential streetfronts can add interest, variety and more customers.

Questions?

If you have questions about these and other regulations affecting development within Seattle’s Commercial Zones, please visit the DPD Applicant Services Center (ASC), located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

ASC Hours

M, W, F: 7:30 a.m.-5:30 p.m.
Tu, Th: 10:30 a.m.-5:30 p.m.

DPD Revises Sidewalk Café Permit Applications Process

In an effort to reduce the amount of billable time charged to applicants above the base fee and reduce the length of review times, DPD has revised the process for sidewalk café permit applications. Applicants are now required to submit materials related to their permit applications to the Seattle Department of Transportation (SDOT) after obtaining a project number from DPD. Once SDOT has reviewed the application and transmitted the materials to DPD, applicants will be contacted to schedule the land use intake appointment. The notice, review criteria and applicable codes remain unchanged.

As is done currently, applicants will obtain their project number using the preliminary application. Once applicants have received their project number, they will submit their sidewalk café plan(s), certificate of liability insurance and complete application to SDOT on the 37th floor of the Seattle Municipal Tower (by mail or in person). SDOT will review the information and will approve as proposed, require modifications, or deny the project. SDOT will work with applicants directly to resolve issues as needed. Next, SDOT will send their comments and the materials submitted by the applicant to DPD for archiving. DPD support staff will then contact the applicant to schedule the land use intake for the project. Finally, the public notice and land use review will occur.

This process allows the DPD land use planner to have SDOT comments on the application and plans with the approved liability insurance immediately when

receiving the application for review. As soon as the comment period is complete the planner should have the information necessary to render a decision in a more timely and efficient manner without any snags in the process.

Lastly, the planners will not be issuing sidewalk café permits anymore—instead, permit technicians will now issue the permits. Permit technicians will contact the applicant for payment of fees and can either mail the permit to the applicant or set up an appointment to issue them in person at DPD.

The recently updated Client Assistance Memo (CAM) 225, *Application for New Sidewalk Cafés*, provides detailed information and the application. The CAM is available online at www.seattle.gov/dpd/cams or through the Public Resource Center on the 20th floor of Seattle Municipal Tower, (206) 684-8467.

If you have any questions about this process change, please contact:

Lucas DeHerrera, DPD Land Use Planner
lucas.deherrera@seattle.gov, (206) 615-0724



NEW LOCATION
 Bank of America Tower
 Suite 1250, 701 Fifth Ave.

MAILING ADDRESS
 700 Fifth Ave., Suite 2000
 P.O. Box 34019
 Seattle, WA 98124-4019

PHONE NUMBERS
 Licensing & Testing:
 (206) 684-5174
 Inspection Requests:
 (206) 684-8900
 Inspectors:
 (206) 684-8950

DPD's Trade Licensing Program and Elevator/Boiler/Pressure Vessel Inspectors Move

Due to an increase in staff and a lack of space, DPD's elevator, boiler and pressure vessel inspectors, and the trade licensing program staff will be moving across the street from their current location in Seattle Municipal Tower to the 12th floor of the Bank of America Tower (formerly Columbia Tower), Suite 1250, 701 Fifth Ave. The move is scheduled to be complete by the second week of February.

All trade licensing functions will now be performed in the new location, including applications, exams and renewals. Likewise, those wishing to speak with an elevator, boiler or pressure vessel inspector in person would visit them in Suite 1250 of the Bank of America Tower.

While the physical location for these programs has changed, all phone numbers and the mailing address have remained the same (see right).

Save Time—Email DPD's Microfilm Library Before Coming In

DPD's Microfilm Library is a storehouse for historical records of development permits and related documents and plans for Seattle properties. In an effort to save time and energy for everyone, the DPD Microfilm Library staff is encouraging customers to contact them by email at dpd_microfilm@seattle.gov before coming to the office.

You may email the library with the address for which you are interested in obtaining records; staff will be able to inform you whether we have any film for the address, or if it is covered under another address. While we cannot provide you with information on the specific documents available, we will let you know if we have plans or other documents available, which you may view in person and/or have copies made for a small fee.

The library provides copies of permits and plans for most commercial, multifamily and institutional buildings within the city. Along with permits for single fam-

ily residences constructed within the city, the library has plans for single family residences from 1975 to the present. These plans are normally available in the library within three weeks of issuance. Land use files are also available in the library. Please contact the PRC counter at (206) 684-8467 or PRC@seattle.gov in order for staff to verify that the file has been filmed or to locate the hard copy in advance of your visit.

The library is part of DPD's Public Resource Center and is located on the 20th floor of the Seattle Municipal Tower (700 Fifth Ave. in downtown Seattle). It is open from 9 a.m.-4:30 p.m. Monday, Wednesday and Friday and from 10:30 a.m.-4:30 p.m. on Tuesday and Thursday.

To learn more about the library and what is available, visit our website at www.seattle.gov/dpd/prc/microfilmlibrary, contact us by email at dpd_microfilm@seattle.gov, or leave a message at (206) 233-5180.

workforce housing, *cont. from page 1*

Please join us for Cisneros' presentation on Feb. 15, 2007, 5-7 p.m., at City Hall's Bertha Landes Knight Room, 600 Fourth Ave. This free presentation begins at 5:30 p.m.; reception entertainment will be provided by Cornish College of the Arts pianist Mack Grout, from 7-9 p.m.

The series will continue with three morning events:

- **John McIlwain, Senior Resident Fellow, Urban Land Institute**
The Housing Affordability Gap: Causes, Local Responses and Long-Term Implications
March 8, 2007
W Seattle Hotel, 1112 Fourth Ave. (ULI Event)
- **Robin Snyderman, Housing Director, Metropolitan Planning Council, Chicago**
Employer Assisted Housing for a Competitive Workforce
April 17, 2007 (City Event)
- **Ron Terwilliger, Chairman and CEO of Trammell Crow Residential**
Housing Our Workforce: Why Business Leaders Should Care
Sept. 18, 2007 (ULI Event)

For the Cisneros event, please RSVP to HousingSpeakers@seattle.gov. For more information about this series, visit www.seattle.gov/housing/housingspeakers or www.seattle.uli.org.



The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

SPC

Seattle Planning Commission

The Seattle Planning Commission has been engaged in a variety of issues since the first of the year, including the future of Seattle's industrial lands, the City's affordable housing strategies and Incentive Zoning policies, and the Alaskan Way Viaduct debate. Each represents an issue of major significance to Seattle's future, and the commission looks forward to its continued role in advising the city on how best to shape that future. Below are brief synopses of the commission's recent activity regarding each issue.

Alaskan Way Viaduct Project – The Planning Commission has been advising the City on various aspects of the Alaskan Way Viaduct Project since 2001, and recently developed a letter making three final points as the State and City seeks to reach a conclusion on this matter. Because this is now formally a ballot measure the Planning Commission, as appointed City Officials, can no longer engage in the debate or discuss the merits of particular alternatives. For that reason we cannot report on the nature of the commission letter submitted to City Council on Jan. 16, 2007, but you may contact Planning Commission Director Barbara Wilson at (206) 684-0431 if you would like a copy of the letter.

Affordable Housing Roundtable – In its ongoing efforts to develop strategies to address Seattle's affordable housing crisis, the Planning Commission convened an Affordable Housing Roundtable on Jan. 9. Rick Hooper from the Seattle Office of Housing presented the City's current draft of its affordable housing needs assessment, which documents the gap between the amount of affordable housing available to residents and the amount of affordable units residents need. Hooper then detailed some of the strategies used by the City to shorten this gap, as well as some of the roadblocks it faces in its work to provide an adequate level of affordable housing.

Representatives from both the non-profit and for-profit development communities also attended the roundtable, and described their efforts and challenges in addressing the lack of affordable units. Commission vice chair Tony To then facilitated a discussion between the panelists and commissioners that focused on how the commission can also work to help meet Seattle's affordable housing needs.

The commission will develop a report on the roundtable, and use it to inform its future work on the issue of affordable housing.

Incentive Zoning for Public Benefits – Incentive Zoning seeks to ensure that with growth and density come increased public benefit. Such programs link code flexibility, increased density and development potential with public benefits in the form of affordable housing and other amenities valued by communities. While Seattle prepares to develop incentive zoning programs for several areas of the city, many members of the public remain unclear about what exactly Incentive Zoning is. In addition, policy questions remain concerning its implementation.

The Planning Commission has been developing a white paper providing background information and recommendations on the City's Incentive Zoning policies including the development of an easy to understand primer to the issue, along with recommendations from the commission to address fundamental policy questions about the use of these kinds of programs in the city.

The commission will be presenting the white paper to the public at an event in late February. This event will include an explanation of the paper's major points and recommendations by commissioners, followed by a panel discussion about the issue with representatives from stakeholders groups involved in or affected by the program. The commission will be sure to publicize the event once a date is set, all will be welcome.

see **planning commission** on page 7

City Planning Exhibit: *South Lake Union – A Neighborhood of Opportunity*

In early February, City Planning will unveil its latest exhibit, “South Lake Union: A Neighborhood of Opportunity,” in the third floor lobby of Seattle Municipal Tower. This exhibit will focus on the evolving South Lake Union neighborhood and will run until summer 2007. It is being produced by DPD in collaboration with several other City departments including Transportation, Parks and Recreation, the Office of Arts and Cultural Affairs, and the Office of Policy and Management. South Lake Union has been a Mayoral priority for several years and City staff is working in close collaboration with the local community on a host of planning initiatives and capital investments in the area.

For the last two years, City Planning has been hosting an exhibit series profiling the transformation of different areas of the city. The “Northgate Now” exhibit, which has been on display since July 2006, will travel to the Northgate neighborhood this spring. All past exhibits can be viewed on line at www.seattle.gov/dpd/planning/planningexhibit.

If you have any suggestions or questions about the exhibits, contact:

Layne Cubell, Exhibit Space Project Manager, DPD City Planning
layne.cubell@seattle.gov, (206) 233-7911

planning commission, *cont. from page 6*

Industrial Lands Strategy – The Planning Commission has been strongly advocating that the City develop an Industrial Lands Strategy. The Department of Planning and Development (DPD) recently began this work. The purpose of the strategy is to 1) ensure there is adequate land for expected future industrial business in Seattle, and 2) identify the criteria for evaluating future decisions to reclassify industrial land.

The commission has agreed to play a central role in the public outreach for this study, and will host four workshops in the coming months. Each workshop will serve to both inform interested parties about the status of the study and receive stakeholders’ input as it moves forward. Once the workshops have been organized, the commission will publicize the details with the hope of receiving a high level of public participation. The commission will also produce a report on the public involvement portion of the Industrial Lands Strategy once it has been completed.

The SPC is an independent citizen advisory commission authorized by City Charter in 1946 to advise the City government on broad planning goals, policies and plans that affect the physical development of Seattle. For more on the SPC, visit www.seattle.gov/planningcommission or contact:

Casey Mills, Planning Analyst
(206) 684-8694, casey.mills@seattle.gov



City Planning, a part of Seattle’s Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City’s urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community’s vision for an exceptional and vibrant Seattle.”

Draft Great Blue Heron Habitat Protection Rule Available for Comment



Under Seattle's Environmentally Critical Areas (ECA) regulations, DPD may establish by Director's Rule (DR) a species habitat management plan to protect a priority species. Development on land identified in such a plan must comply with the conditions set out in the rule.

Great blue heron are listed as a priority species by the Washington Department of Fish and Wildlife (WDFW) and are particularly vulnerable to disturbance because of their tendency to aggregate during the breeding season, as well as the limited availability of suitable nesting areas remaining within Seattle. To protect this species, DPD is proposing DR 5-2007, which would establish a great blue heron habitat management plan.

Under the proposed rule, DPD would establish all areas within 500 feet of colony nesting areas as Great Blue Heron Management Areas. Colony nesting areas, determined by the WDFW, currently encompass the entire ravine area of Kiwanis and North Beach Ravines.

Within Great Blue Heron Management Areas, the following conditions are proposed:

- Clearing, grading or outdoor construction must be done outside of the nesting season, defined as Feb. 1 to July 31.
- Trees of at least 22-inch diameter breast height that screen the nesting area from visual disturbance must be retained during the nesting season.
- A 15-foot building setback is established from all nesting areas. This setback must be maintained in a vegetated state.

As an alternative to these conditions, landowners may request that a site-specific plan be developed in conjunction with WDFW.

The draft rule and maps depicting the effected areas will be posted at the Discovery Park Visitors Information Center, Carkeek Environmental Learning Center and the Loyal Heights Community Centers during the public review and comment period, Feb. 5 through Feb. 20, 2007. These materials will also be available at the DPD Public Resource Center or online at www.seattle.gov/dpd/news.

If you have any questions or comments contact:

Miles Mayhew, DPD Senior Planner
(206) 615-1256, miles.mayhew@seattle.gov

New Rules Clarify City Policies on Skybridges

Recently, DPD and the Seattle Department of Transportation (SDOT) issued a new joint Director's Rule (DR) on skybridge permits (SDOT DR 2-06/DPD DR 23-2006), to clarify and reinforce existing city policies regarding skybridges and to recognize that the City's street rights-of-way are an important public resource.

According to Seattle Municipal Code (SMC) 15.64, it is the City's policy to "limit the proliferation and adverse effects of skybridges." Further, the City's Comprehensive Plan strongly discourages skybridges, which often reduce street-level pedestrian activity and obstruct views. Still, the City maintains a discretionary skybridge review process which allows for substantial flexibility in assessing skybridge petitions. Despite strong policy direction to the contrary, this has historically resulted in the denial of few skybridge permits.

Concern over this phenomenon has grown in recent years at SDOT, DPD, the Seattle Design Commission and City Council itself, which must approve all skybridge petitions. As a result, starting in late 2005, City staff were tasked with revisiting the City's exist-

ing policies. They consulted with representatives of the Design Commission for advice as the commission has long been an advocate for greater consistency and clarity in carrying out the City's skybridge policies.

The new rule went into effect in late December 2006 and was accompanied by SDOT Client Assistance Memo (CAM) 2207, Skybridge Petition Checklist, which summarizes both submittal requirements and the review process. Additionally, a new resource for the public now exists – the Skybridge Review Committee, made up of representatives from both departments and the Design Commission. The committee is available to meet with teams early on and provide early guidance about skybridge concepts and alternatives or conduct preliminary review of any formal request.

The Skybridge permit review process is administered by SDOT's Street Use Division (www.seattle.gov/transportation/stuse_home.htm). For questions, please contact:

Cathy Abene, SDOT
cathy.abene@seattle.gov, (206) 684-9217

LIVING FUTURE 2007

Call for Entries: What Makes it GREEN? and the Living Future Competition

As part of the Living Future 2007 regional green building conference, AIA Seattle and the Committee on the Environment are seeking projects/entries demonstrating innovation in environmentally responsible design for display, discussion and publication. This call for entries seeks several categories of submissions—What was green? What

is green? and a living future competition—based on past, present and future projects. The registration deadline is Feb. 6, 2007.

Submitted projects should meet minimum criteria of design and building in an environmentally responsible manner that exceeds industry standards. For all three time frames, you will be asked to evaluate and illustrate 'green' merits based on the quality and quantity of sustainable strategies.

Architecture, landscape architecture, master/site planning, and interior design projects are welcome. Project teams located in the region, including Alaska, Idaho, Montana, Oregon, Washington and British Columbia, are encouraged to submit. For more information go to www.aiaSeattle.org/wmig2007/callforentries.htm.

Living Future 2007, hosted at the Seattle Center Pavilion A April 26-27, is the annual sustainable design forum presenting What Makes It GREEN? by AIA Seattle's Committee on the Environment and The Living Building Challenge hosted by Cascadia Green Building Council. **Ed Mazria**, author of the 2030 Challenge, opens with a keynote address the evening of April 25.



leed incentives, *cont. from page 1*

raising your building's performance to Platinum, and USGBC will send you a check with your LEED plaque. Please email leedinfo@usgbc.org with any questions.

New incentives and automatic registration for LEED certified buildings: FREE LEED for Existing Buildings Registration

Making the jump from new building design to ongoing operations is easier than ever. As of Jan. 1, 2007, LEED for Existing Buildings registration is free for all certified LEED for New Construction and LEED for Core and Shell buildings. LEED for Existing Buildings addresses whole building operations and maintenance practices, and will maximize your building's performance over time, ensuring a high return on your investment. E-mail USGBC at leed-eb@usgbc.org to take advantage of this offer. You'll get instant access to the LEED-Online letter templates to get started on the LEED for Existing Buildings certification process.



Image: The Solner Group and Sunshine Construction

Oprah Winfrey Wants to Hear About Your "Green Lifestyle"

The Oprah Winfrey Show is looking for families who are making a difference in reducing global warming who can share their stories and creative ideas.

Are you worried about global warming? Have you and your family made changes around your household to save energy and cut carbon emissions? Do you recycle and set your thermostat to energy saving cycles? Do you use public transportation to help reduce your fuel consumption? Have you found a way to make a difference in your home or in your yard that you could share with Oprah's viewers? What are your specific ideas to reduce global warming in your home? Tell the Oprah Winfrey Show what they are.

If you're taking creative strides to combat global warming and would be interested in appearing on Oprah, visit <https://www.oprah.com/plugger/templates/BeOnTheShow.jhtml?action=respond&plugId=240000001>.

MARK YOUR CALENDARS FOR UPCOMING

Sustainable Building **EVENTS** 2007



Information on all the following events – and many more – can be found by clicking on the “event calendar” at www.seattle.gov/dpd/greenbuilding

SPECIAL EVENTS

Feb. 20, 2007, 9:00 a.m.-12:30 p.m. PST
Architecture 2030 + America Speaks
The 2010 Imperative: Global Emergency Teach-In
www.2010imperative.org

In the U.S., buildings are responsible for almost half (48 percent) of all greenhouse gas emissions annually; globally the percentage is even greater. To address the Building Sector's role in climate change, Architecture 2030, in partnership with AmericaSpeaks, is hosting a Global Emergency Teach-in. This live web-cast event will feature presentations by the panelists and an extensive question and answer session, where participants around the world can query the expert panelists in real time. There will also be an action-oriented discussion on implementing The 2030 Challenge and The 2010 Imperative.

Presenters at the forefront of design and climate change, include:

- Susan Szenasy, Editor in Chief of Metropolis Magazine
- Dr. James Hansen, Director of NASA's Goddard Institute for Space Studies
- Edward Mazria, AIA, Founder of Architecture 2030
- Dr. Chris Luebke, Director of Arup's Global Foresight and Innovation Initiative

Set up your own event, or check www.seattle.gov/dpd/greenbuilding for host locations in Seattle.

Feb. 27, 6:30 p.m.-8:30 p.m.
Cascadia Green Building Council Lecture Series
The Ethical Basis of Sustainable Design and the Future of Building
Bertha Knight Landes Room, Seattle City Hall
www.cascadiagbc.org

Meet Jason F. McLennan, Cascadia Green Building Council's new CEO. Free event, registration required. For information, contact Angie Morgan at (206) 223-2028 or angie@cascadiagbc.org.

CONFERENCES

March 13

Built Green Annual Conference @ Everett Events Center

www.builtgreen.net

Join Keynote Speaker Hunter Lovins, President of Natural Capitalism, Inc., and Plenary Speaker Joe Lstiburek, President of Building Science Corporation, for a day of educational sessions, exhibits and awards. The Built Green Conference is King and Snohomish Counties' premier residential green building conference.

April 25-27, 2007

Living Future 2007 @ Seattle Center Pavilion A

www.aiaseattle.org/wmig2007

www.cascadiagbc.org/resources/LivingFuture07/living-future

Ed Mazria, American Institute of Architects (AIA), mastermind of the AIA's 2030 Challenge kicks off the AIA Committee on the Environment's and the Cascadia Green Building Council's joint annual celebration of green building, including What Makes It GREEN? and the Living Building Challenge Design Competition (see call for entries on pg. 9).

May 1-2, 2007

Commission for Environmental Cooperation (CEC) Green Building in North America

www.cec.org/greenbuilding

How can we make green building the reality for the new construction and retrofitting across North America? What political, economic, and social forces will shape this reality?

The CEC Secretariat (NAFTA's environmental commission created by the governments of Canada, Mexico and the United States) is seeking to answer these questions. Working with an advisory group of experts and leading researchers, the CEC Secretariat is developing a report on issues and opportunities for green building in North America, which will include policy recommendations to the three countries. They want to hear from you. Seattle is proud to host the only public event held in the United States. Please join us.

MORE SUSTAINABLE BUILDING EVENTS . . .

ONGOING SERIES

Urban Sustainability Forum

Now entering its third year, this popular series has been replicated by cities across the United States, and features nationally and internationally recognized leaders speaking on ways to transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

Seattle Green Factor Forum

To accompany the new ordinance brought in to effect Jan. 20, 2007, that requires new development in Commercial Zones to incorporate the Seattle Green Factor, this free, educational lecture series will explain what Seattle Green Factor is, reveal how it works, and connect you to experts who have successfully integrated various landscaping strategies within projects throughout the Pacific Northwest (see sidebar at right).

Green Film Series @ 911 Media Arts Center

911 Media Arts Center and Hazel Wolf Environmental Film Network have teamed up to present a monthly showcase of progressive documentaries called the Green Film Series. First Friday of every month at 7:30 p.m.; tickets are \$5.

Green Living Workshops

The buildings we live and work in impact our health, our pocketbooks and the vitality of our planet. Come to this informative series of free workshops to learn how to make your home more efficient, healthy and environmentally responsible. Local experts will provide practical tips on how to make your home a green one.

7-8:30 p.m. @ Whole Foods Market Roosevelt Square

To reserve space contact: Thor Peterson, City Green Building Program at (206) 615-0731 or thor.peterson@seattle.gov.

- Feb. 19: Hiring a Building Professional
- March 19: Green Home Case Studies: Part I
- April 16: Green Building Materials
- May 21: Green Home Case Studies: Part II
- June 18: Rainwater Harvest for the Home

6:30-7:30 p.m. @ Ballard Library

5614 22nd Ave. NW, Seattle, WA 98107

No registration required, everyone is welcome. For more information, please call the branch at (206) 684-4089.

- March 5: Re/valuing NW Modernism
- May 7: Prefab
- July 2: Successful Remodeling on a Limited Budget
- Sept. 10: Remodel, Tear Down or Sell?
- Nov. 5: Universal Design

Learn More about the Seattle Green Factor at Upcoming Workshop Series

Beginning in February, DPD is sponsoring a series of free workshops to help applicants understand and apply the principles of the Seattle Green Factor, a new program intended to increase the amount and quality of urban landscaping in new development in Commercial Zones while providing flexibility for developers and designers to efficiently utilize their properties. The green factor is one of many commercial land use code changes that became effective Jan. 20, 2007, as part of the Neighborhood Business District Strategy (see pg. 4).

Permit applicants will need to demonstrate how they intend to achieve the functional equivalent of 30 percent parcel vegetation using the menu of landscaping strategies incorporated within the green factor. Start learning more at the first two workshops:

- Feb. 7 "Green Factor - How To" with DPD's Steve Moddemeyer
- Feb. 21, "Green Walls" with Randall Sharp, Principal with Sharp & Diamond Landscape Architecture & Planning in Vancouver, Canada


Both events will be held from 12-1:30 p.m. in the Bertha Landes Room at Seattle City Hall.

The workshops will:

- explain what the green factor is;
- reveal how the green factor works;
- connect you to experts who have successfully integrated landscaping strategies that get you the green factor credit; and
- cover techniques to successfully implement green walls, green roofs, rain gardens, rainwater harvesting, plant selection, irrigation and landscape management plans.

Plans are in the works for more workshops to be held over the next several months. To receive notifications of future events via email, send an email to janet.stephenson@seattle.gov with "Green Factor" in the subject line.

Visit www.seattle.gov/dpd/greenfactor for more details on the program, including background information, worksheets for calculating your green factor and the green factor plant list.



seattle ENERGY code

An inside look at the latest technical code developments

Public Meetings Scheduled for 2006 Seattle Energy Code Update

The public process to update the Seattle Energy Code is underway. Presentations on the draft 2006 Seattle Energy Code were made at the monthly meetings of the Puget Sound Chapter of IES (Illuminating Engineering Society) on Jan. 18 and the Puget Sound Chapter of ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) on Jan. 22. Public meetings are scheduled for the following Thursdays:

- Feb. 1, SMT-1650, building envelope and lighting
- Feb. 8, SMT-1660, mechanical
- Feb. 15, SMT-1650, carryover (as needed)
- Feb. 22, SMT-1650, wrap-up (as needed)

All meetings will take place 7:30-9:00 a.m. on the 16th floor of the Seattle Municipal Tower at 700 Fifth Ave., Seattle.

The process for this Seattle Energy Code update cycle will propose Seattle amendments to the 2006 Washington State Energy Code (WSEC) to: (a) achieve the energy savings specified in Resolution 30280, and (b) improve implementation of existing amendments.

Improvements in energy efficiency are being recommended for the building envelope, mechanical and lighting systems. Some of the key proposals being considered to comply with Resolution 30280 include:

Building envelope: Revise opaque envelope and fenestration requirements to achieve greater energy efficiency.

For residential buildings (Group R occupancy), the WSEC previously contained differences in building envelope requirements based on space heating system type. The Washington State Building Code Council (WSBCC) eliminated those differences in its adoption of the 2006 WSEC, applying the more stringent electric-resistance building envelope criteria to all residential buildings.

The proposed revisions to the Seattle Energy Code build on this approach by applying the same concept to nonresidential buildings. The 2006 Seattle Energy Code would increase the stringency for the opaque envelope and fenestration in nonresidential buildings

to be comparable to the current criteria for buildings with electric resistance space heat.

Mechanical: Revise minimum efficiencies for greater energy efficiency. HVAC equipment to generally comply with Tier II (medium tier) from the Consortium for Energy Efficiency (CEE). The CEE values were developed through a review of HVAC equipment in the marketplace and are used by a number of utilities across the United States.

Lighting: Revise lighting power allowances to achieve greater energy efficiency for office and retail spaces. While the 2006 WSEC required improvements in lighting efficiency for a number of space uses, two notable omissions were office and retail.

The lighting power allowance for office space was last revised in Seattle in 2001. Lamp technology has improved. While the first generation of T-8 fluorescent lamps achieved 80+ lumens per Watt, the second achieved 90+ lumens per Watt, and a third generation is now available that achieves 100+ lumens per Watt.

Similarly, the lighting power allowance for retail space was last revised statewide in 2000. Here again, lamp technology has improved—fluorescent lamps have better color rendition and ceramic metal halide lamps have come on to the market.

The goal is for the DPD Construction Codes Advisory Board (CCAB) to make its recommendations in March. DPD would then consider these recommendations and forward an ordinance to the Mayor and City Council shortly thereafter. City Council consideration would occur in late spring, with an effective date this summer (consistent with other Seattle code updates).

Public review materials will be posted on the Seattle Energy Code website at www.seattle.gov/dpd/energy. See the website for details about the comment deadline in February. For further information, contact:

John Hogan, DPD Senior Energy Analyst
john.hogan@seattle.gov, (206) 386-9145

Client Assistance Memos

NEW

- **CAM 124**, *Renewal and Re-establishment Process for Construction and Land Use Permits*, which provides guidelines for the renewal and re-establishment of DPD permits. The application for renewal and re-establishment is included.

UPDATED

- **CAM 208**, *When Environmental Review Is Required in Seattle*, was updated to remove information about energy calculations; DPD's process no longer requires this information.
- **CAM 225**, *Applications for New Sidewalk Cafes*, was revised to reflect a process change for sidewalk café applications, as part of the new Interdepartmental Coordination effort.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

DRAFT

The below Director's Rules, to supersede DR 3-94, are available for review through Feb. 9, 2007. For more information, contact Brennon Staley, (206) 684-4625, brennon.staley@seattle.gov.

- **DR 3-2007**, *Modifications to Application Submittal Requirements in Environmentally Critical Areas*.
- **DR 4-2007**, *Permanent Markers Delineating ECAs and Associated Buffer Areas*.

The following Director's Rule is available for review through Feb. 20, 2007. For more information, contact Miles Mayhew, (206) 615-1256, miles.mayhew@seattle.gov.

- **DR 5-2007**, *Great Blue Heron Management Plan*.

FINAL

The following Director's Rule became effective Dec. 26, 2006:

- **DR 34-2006**, *Pedestrian Bridges in the Conservancy Waterway Shoreline Environment*

The following Director's Rules became effective Jan. 2, 2007:

- **DR 11-2006**, *Augercast Piles: Mix, Inspection, and Reporting Requirements* (superseding DR 26-87)
- **DR 12-2006**, *Continuously Approved Concrete Design Mixes: Review Criteria and Procedure* (superseding DR 27-87)
- **DR 13-2006**, *Shotcrete for Structural Applications, Including Duties and Responsibilities of Registered Special Inspectors* (superseding DR 35-96)
- **DR 14-2006**, *Continuous and Periodic Batch Plant Inspection Procedures*
- **DR 20-2006**, *Special Inspection of Post-Tensioned Concrete* (superseding DR 34-96)
- **DR 23-2006**, *Skybridge Permits* (this is a joint ruling with SDOT DR 2-06)

The following Director's Rules became effective Jan. 10, 2007:

- **DR 32-2006**, *Requirements for a Letter of Certification in Environmentally Critical Areas* (superseding DR 3-97)
- **DR 33-2006**, *General Duties and Responsibilities of Geotechnical Engineers* (superseding DR 3-93)

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

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HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M, W, F: 9am-4:30pm; Tu, Th: 10:30am-4:30pm

Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467

Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm

Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

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